

**SAN ANTONIO ZONING COMMISSION  
OFFICIAL MINUTES  
February 2, 2010**

1. The Zoning Commission of the City of San Antonio met in the 1<sup>st</sup> Floor, Board Room of the Cliff Morton Development and Business Services Center at 1901 S. Alamo.

**1:00 PM – Public Hearing**

2. Roll Call.

**PRESENT:** Wright, McFarland, Valadez, Kelley, Christian, Cole, Myers, Anguiano, Martinez, Tiller, Gray

**ABSENT:** None

3. Approval of January 19, 2010 Zoning Commission Minutes.

4. **ZONING CASE NUMBER Z2010032 (Council District 1):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lot 8 and Lot 9, Block 8, NCB 2229, 1927 West Martin Street. Staff recommends denial.

Mary Rodriguez, owner, stated the purpose of this request is to allow for a beauty salon on the subject property.

Staff stated there were 21 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Gardendale and Prospect Hill Neighborhood Association. Staff received a petition submitted by the applicant with 10 signatures express their support.

**COMMISSION ACTION**

The motion was made by Commissioner Kelley seconded by Commissioner Christian to recommend denial.

**AYES:** Kelley, Christian, Tiller, Gray

**NAY:** Wright, McFarland, Valadez, Cole, Myers, Anguiano, Martinez

**THE MOTION FAILED**

**COMMISSION ACTION**

The motion was made by Commissioner Martinez seconded by Commissioner Gray to recommend a continuance until February 16, 2010.

**AYES: Wright, McFarland, Valadez, Kelley, Christian, Cole, Myers, Anguiano, Martinez, Tiller, Gray**

**NAY: None**

**THE MOTION CARRIED**

**5. ZONING CASE NUMBER Z2010035 (Council District 8):** A request for a change in zoning from "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District, "I-1 AHOD S" General Industrial Airport Hazard Overlay District with a Specific Use Authorization for a Helistop, and "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 25.675 acres out of Lot 4, Block 6, NCB 12816, 4502 Medical Drive. Staff recommends approval.

Dennis Ryan, representative, stated the purpose of this request is to allow for the existing use of a hospital and future expansion.

Staff stated there were 170 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from Dreamhill Estates Neighborhood Association.

**COMMISSION ACTION**

The motion was made by Commissioner Tiller seconded by Commissioner Martinez to recommend approval.

**AYES: Wright, McFarland, Valadez, Kelley, Christian, Cole, Myers, Anguiano, Martinez, Tiller, Gray**

**NAY: None**

**THE MOTION CARRIED**

**6. ZONING CASE NUMBER Z2010037 (Council District 9):** A request for a change in zoning from "C-1 PUD MLOD-1 AHOD CD" Light Commercial Planned Unit Development Military Lighting Overlay Airport Hazard Overlay District with a Conditional Use for a Bank to "C-2 PUD MLOD-1 AHOD" Commercial Planned Unit Development Military Lighting Overlay Airport Hazard Overlay District on Lot 1 and Lot 2, Block 3, NCB 17160, 1418 Walkers Way. Staff recommends approval.

Randy Vanstory, representative, stated the purpose of this request is to allow for an assisted living facility on the subject property. He stated the facility would be designed as a residential home and would maintain the residential single family character. He further stated their facility would occupy 16 residents only.

**The following citizen(s) appeared to speak:**

Tom Hanna, representing Vista Del Norte Neighborhood Association, spoke in support.

Luis DeLuna, President of Walkers Ranch Neighborhood Association, stated they are in opposition of the proposed zoning designation. He would like to request a continuance to meet with staff and applicant/representative to further discuss this request and reach a consensus.

**REBUTTAL**

Randy Vanstory, representative, stated he is agreeable to amend his request to "C-2NA PUD MLOD-1 AHOD".

Staff stated there were 29 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor and no response from Vista Del Norte Neighborhood Association.

**COMMISSION ACTION**

The motion was made by Commissioner Gray seconded by Commissioner Myers to recommend approval of "C-2NA PUD MLOD-1 AHOD".

**AYES: Wright, McFarland, Valadez, Kelley, Christian, Cole, Myers, Anguiano, Martinez, Tiller, Gray**

**NAY: None**

**THE MOTION CARRIED**

**7. ZONING CASE NUMBER Z2010039 CD (Council District 5):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 AHOD CD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for an Art Studio/Office on North 83.55 feet of Lot 1A and north 83.55 feet of Lot 1B, Block 8, NCB 2431, 2120 and 2122 El Paso Street. Staff recommends approval.

Heather Eichling, applicant, stated the purpose of this request is to allow for an art studio/office use on the subject property. She further stated they have met with the Council Office and Avenida Guadalupe Association and has their support. She stated she is aware of the staff conditions and agrees however, she would like to amend the hours of operation to 7:00 am to 8:00 pm.

**The following citizen(s) appeared to speak:**

Santiago Garcia, representing Westside Development Corporation, stated they are in support.

Teresa Hernandez, representing Avenida Guadalupe Association, spoke in support.

Olivia Jimenez, spoke in support. She stated this would have a positive impact on the community.

Staff stated there were 56 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor and Avenida Guadalupe Association is in support. Staff mailed 22 notices to the Planning Team.

### **COMMISSION ACTION**

The motion was made by Commissioner Valadez seconded by Commissioner Anguiano to recommend approval with the following conditions:

1. There shall be no exterior display or sign with the exception that a nameplate, not exceeding three (3) square feet in area, may be permitted when attached to the front of the main structure.
2. No construction features shall be permitted which would place the structure out of character with the surrounding neighborhood.
3. Business or office hours of operations shall not be permitted before 7:00 a.m. or after 8:00 p.m.

**AYES: Wright, McFarland, Valadez, Kelley, Christian, Cole, Myers, Anguiano, Tiller, Gray**

**NAY: None**

**RECUSED: Martinez**

### **THE MOTION CARRIED**

**8. ZONING CASE NUMBER Z2010040 HS (Council District 1):** A request for a change in zoning from "C-2 NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District to "HS C-2NA AHOD" Historic Significant Commercial Nonalcoholic Sales Airport Hazard Overlay District on Lots 4 through 10, Parcel 100, Block 48, NCB 2742, 1400 Block of Fredericksburg Road. Staff recommends approval.

Brenda Valadez, Case Manager, presented item.

### **The following citizen(s) appeared to speak:**

Charolotte Kahl, representing Old Spanish Trail Centennial Celebration Association, stated they are in support of this request.

Staff stated there were 26 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Los Angeles Heights – Keystone and Jefferson Neighborhood Associations. Staff mailed 23 notices to the Planning Team.

**COMMISSION ACTION**

The motion was made by Commissioner Kelley seconded by Commissioner Gray to recommend approval.

**AYES: Wright, McFarland, Valadez, Kelley, Christian, Cole, Myers, Anguiano, Tiller, Gray**

**NAY: None**

**THE MOTION CARRIED**

**9. ADJOURNMENT.**

There being no further business, the meeting was adjourned at 2:19 p.m.

APPROVED:

  
Susan Wright, Chair

ATTEST:

  
Executive Secretary